

State of Hawai'i
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawai'i 96813

September 26, 2008

Board of Land and Natural Resources
State of Hawai'i
Honolulu, Hawai'i

Subject: Request for Approval Proposed Amended Lease Rent for Lot 58, Waimea (Kona),
Kauai, Hawai'i, Tax Map Key (4)1-4-004:024, Waimea Garage Ltd.

On July 25, 2008, the Board authorized potential disposition of new leases to permittees as stated in Act 223 (2008). One of the permittees was Waimea Garage, Ltd. for SP 0334, Lot 58, Waimea (Kona), Kauai, Hawaii, Tax Map Key No. (4)1-4-004:024. A proposed lease rate for this property was not presented to or approved by the Board. The July 25, 2008 Board Submittal, and Exhibit "B" and "F" are attached for review. Note that Waimea Garage Ltd. is included in Exhibit "B" but not Exhibit "F".

The property has been appraised and the proposed annual lease rent is \$5000.

RECOMMENDATIONS:

That the Board agrees to:

1. Present the proposed annual lease rent of \$5000 to permittee for negotiation pursuant to the Board's action on July 25, 2008, and Act 223 (2008).

Respectfully submitted,



DANIEL S. QUINN
State Parks Administrator

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN, Chairperson

ITEM E-2

State of Hawai'i
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawai'i 96813

July 25, 2008

Board of Land and Natural Resources
State of Hawai'i
Honolulu, Hawai'i

Subject: Request for Approval for Disposition of New Twenty Year Recreation
Residence Leases at Pu'u Ka Pele, Halemanu and Koke'e Camp Lots through
Direct Negotiation, Koke'e and Waimea Canyon State Parks, Waimea, Kaua'i

Background

The history of recreation residence use in these areas dates back over a hundred years. Until 1965, this use was authorized by permits. In 1965, the board issued 20 year leases by direct negotiation to former permittees as authorized by Haw. Rev. Stat. § 171-44.

There was considerable controversy and litigation when these leases expired in 1985. Lessees claimed that they, not the State, owned improvements on the lots. They claimed they were entitled to have new leases issued to them by direct negotiation.

The board decided to issue new 20 year leases by auction. Many, but not all, of the former lessees were successful bidders at this auction.

When these leases expired, the controversy flared up again. Lessees again claimed that they, not the State, owned the cabins on the lots. One group of lessees filed suit on that basis in Kauai circuit court. The case went to trial. Judge Kathleen Watanabe rejected lessees' claims. She held that the State owns the improvements. Lessees appealed. Another suit raising similar claims remains pending in the First Circuit court on Oahu.

The leases were extended for one year by holdover pursuant to Haw. Rev. Stat. § 171-40. After the end of the holdover period, the board authorized issuance of revocable permits covering the lots pursuant to Haw. Rev. Stat. § 171-55. Those permits are still in effect.

Meanwhile, the board has considered the issuance of new leases on several occasions. At one point, the board directed that certain leases be issued by direct negotiation, and others by auction, with former lessees who did not get new leases being compensated for the cabins (despite the fact that lessees do not own the cabins). More recently the board directed that all the new leases be issued by auction.

Since that time the legislature passed House Bill 2872 SD 2 CD 2 which became law without the governor's signature as Act 223 (2008). A copy of the Act is attached (Exhibit "A"). The Act directs the board to negotiate new leases directly with existing permittees. (The Act also refers to "existing lessees" but because the leases have expired, there are no such persons.) The Act requires the board to present permittees with proposed new lease terms and proposed lease rates and then negotiate with permittees. There are 91 such permittees at present. A list is attached (Exhibit "B"). Several of these permittees are allegedly in default. If the board cancels any permits, then new leases will not be negotiated as to those lots.

Staff has drafted a lease for consideration by the board. A copy is attached (Exhibit "C"). Staff particularly invites the board's attention to the following points.

First, the lease makes clear that the State owns any and all improvements on the lots.

Second, the areas have been designated as a historic district and are subject to review under Haw. Rev. Stat. § 6E-8(a). As part of the process, the area is subject to implementation of design guidelines that will govern any new improvements and some repair and maintenance. A copy of the Design Guidelines in their present form is attached (Exhibit "D"). The guidelines are not finalized. The lease acknowledges this and provides that lessees will have the option to terminate the lease once they review final Design Guidelines.

Third, part of the lawsuit in the First Circuit lawsuit challenges the State's ability to lease the properties using existing cesspools. The Department of Attorney General does not believe this claim has merit. But the lease is drafted to provide that if cesspools are in fact not allowed, then it will be the lessees' obligation to remove them and replace them with an approved wastewater treatment system.

In addition, certain lots have been designated as being in the Well Head Protection Zone. A list of those lots is attached (Exhibit "E"). Lessees of those lots will be required to close existing cesspools and replace them with an approved wastewater system.

Fourth, the water delivery system in the areas is not robust. In the past, there have been water quality problems. The Department of Health has been monitoring the situation. Notice has been sent to lessees. There have been discussions that costs to improve the water system might be as much as \$25 million. This amount is far beyond anything that could be accommodated by Parks' budget. The lease makes clear that the State does not guarantee water service to the leases and does not guarantee potable water. The lease would permit tenants to build catchment systems at their own expense. Again, if the water service is discontinued, lessees are given the option to cancel the lease.

A similar provision is included as to the electrical system.

The Act also provides that lease rent be based on fair market rent for land and buildings. A list of the proposed rents for each lot based on appraisal is attached (Exhibit "F"). New lessees will be required to reimburse the department for the costs of the appraisal. The amount to be reimbursed is \$404.25 per lot. Permittees may make a counteroffer based on their own certified appraisal and any difference will be negotiated in good faith.

RECOMMENDATION:

That the Board:

1. Approve issuance of recreational leases to current permittees pursuant to Act 223.
2. That the new lease terms presented to current permittees be those stated in the attached draft lease.
3. That lease rates presented to current permittees will be those stated in the forth coming appraisal report.
4. That the Chairperson be authorized and directed to negotiate final terms of the lease, including lease rent, and to enter into new leases.
5. To qualify for the new lease, existing permittee must be current with all permit terms and conditions.
6. Any remaining habitable recreation residence shall be auctioned to the general public at the earliest possible date.
7. Terms and issuance of the recreational leases subject to approval by the Attorney General.

Respectfully submitted,



DANIEL S. QUINN
State Parks Administrator

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN, Chairperson

EXHIBIT "B"

	RP No.	Name of Permittee	Tax Map Key	Lot Size (in acres)	Annual Rent
1	sp0300	CAVASSO, JOEL	(4) 1-4-003:014-0000	1.05	2,520.00
2	sp0301	FRANCES, SYBIL BALDWIN	(4) 1-4-003:016-0000	0.98	2,520.00
3	sp0302	JACINTHO, WAYNE & DEBORAH	(4) 1-4-003:004-0000	0.96	2,040.00
4	sp0303	KOCHER TRUST	(4) 1-4-003:005-0000	0.81	2,040.00
5	sp0304	LEALANI CORPORATION	(4) 1-4-004:014-0000	1.2	2,520.00
6	sp0305	ZALOPANY, ALMA B.	(4) 1-4-003:006-0000	0.79	2,040.00
7	sp0306	GIVENS (TRUST), MICHAEL A.	(4) 1-4-003:009-0000	1.42	2,040.00
8	sp0308	TAUBMAN ET AL, RICHARD	(4) 1-4-003:010-0000	2	2,160.00
9	sp0308	SHEEHAN FAMILY LIMITED	(4) 1-4-003:008-0000	1.12	2,040.00
10	sp0310	KIKIAOLA LAND CO LTD	(4) 1-4-003:012-0000	2.01	2,160.00
11	sp0311	WILLIAMSON, HARWOOD & NANCY	(4) 1-4-003:013-0000	1.82	2,520.00
12	sp0312	BALDWIN, GARY	(4) 1-4-004:038-0000	1.66	2,040.00
13	sp0313	HOEME, RODNEY AND DEBBIE	(4) 1-4-004:035-0000	0.93	1,920.00
14	sp0314	PUTZIER, BARBARA	(4) 1-4-004:013-0000	0.51	2,400.00
15	sp0315	ORNELLAS, DWIGHT	(4) 1-4-004:030-0000	0.65	2,160.00
16	sp0316	COOPERSMITH, ERIK PAUL	(4) 1-4-004:021-0000	0.71	2,520.00
17	sp0317	KUMUWELA, INC.	(4) 1-4-004:020-0000	0.84	2,640.00
18	sp0318	RALSTON ET AL (KOEK), RICK	(4) 1-4-004:019-0000	1.9	2,760.00
19	sp0319	WICHMAN, FREDERICK B.	(4) 1-4-004:018-0000	0.68	2,520.00
20	sp0320	WICHMAN TRUST	(4) 1-4-004:017-0000	1.01	2,640.00
21	sp0321	PLEWS, JOHN H.R.	(4) 1-4-004:016-0000	1.46	2,760.00
22	sp0322	HAY, JR., FRANK O.	(4) 1-4-004:043-0000	0.9	2,520.00
23	sp0323	DEPPE, ARDEL H.	(4) 1-4-004:005-0000	1.11	1,980.00
24	sp0324	TAYLOR MAILE M LOT 41	(4) 1-4-004:007-0000	0.62	1,860.00
25	sp0325	MILLER ROBERT L LOT 42, 44	(4) 1-4-004:004-0000	1.44	1,980.00
26	sp0326	WILSON, JAMES E. & CYNTHIA E.	(4) 1-4-004:008-0000	0.69	1,860.00
27	sp0327	KOCH, DAVID	(4) 1-4-004:009-0000	1.32	1,980.00
28	sp0328	HARDING, KENNETH & CATHERINE	(4) 1-4-004:010-0000	1.11	1,980.00
29	sp0329	DUNFORD, ELIZABETH	(4) 1-4-004:003-0000	1.21	1,980.00
30	sp0330	RAMIREZ, KARL L	(4) 1-4-003:011-0000	0.8	2,040.00
31	sp0331	WONG, WAIYEE CARMENT	(4) 1-4-003:017-0000	0.58	4,820.00
32	sp0332	TOULON, A.J. & ELIZABETH	(4) 1-4-003:003-0000	0.96	2,040.00
33	sp0333	WILCOX, GAYLORD & CAROL	(4) 1-4-004:012-0000	0.4	1,860.00
34	sp0334	WAIMEA GARAGE LTD LOT 58	(4) 1-4-004:024-0000	1.03	2,760.00
35	sp0335	SPROAT, DAVID K. & LINDA A.	(4) 1-4-004:001-0000	0.66	1,860.00
36	sp0336	CARSWELL, DONN A.	(4) 1-4-004:028-0000	1	2,280.00
37	sp0337	HAGING, DAVID M.	(4) 1-4-004:049-0000	1.07	2,040.00
38	sp0338	R. ELECTRIC, INC	(4) 1-4-004:036-0000	0.83	2,040.00
39	sp0339	SMITH-WATERHOUSE FAMILY OF KOLOA	(4) 1-4-004:041-0000	0.5	1,980.00
40	sp0340	SUMMERS, MARY C.	(4) 1-4-004:062-0000	0.53	5,190.00

	RP No.	Name of Permittee	Tax Map Key	Lot Size (in acres)	Annual Rent
41	sp0341	OLSON, WILLIAM	(4) 1-4-004:068-0000	0.56	2,400.00
42	sp0342	LOFSTEDT ET AL, CURTIS & BONNIE	(4) 1-4-004:069-0000	0.56	2,400.00
43	sp0343	RIKER, DENNIS	(4) 1-4-004:060-0000	0.55	2,400.00
44	sp0344	SMYTHE, DONALD K. AND ROSEMARY K.	(4) 1-4-004:055-0000	0.67	2,400.00
45	sp0345	TAYLOR, EDWARD JAMES	(4) 1-4-004:058-0000	0.79	2,520.00
46	sp0346	JONES, RICHARD M. & CRYSTAL S.	(4) 1-4-004:059-0000	0.58	2,400.00
47	sp0347	KOKEE MOUNTAIN HOUSE, INC.	(4) 1-4-004:054-0000	0.47	2,400.00
		CAMP KOKEE CORP, C/O ROY YEMPUKU, ESQ.			
48	sp0348	HACKETT, JAMES F.	(4) 1-4-004:047-0000	0.44	2,400.00
49	sp0349	PEETERS, RITA	(4) 1-4-004:048-0000	0.58	2,400.00
50	sp0350	SMITH, MALCOLM S.	(4) 1-4-004:049-0000	0.53	2,400.00
51	sp0351	MORAGNE, LOT 1, WILLIAM & JEAN	(4) 1-4-004:050-0000	0.42	2,400.00
52	sp0352	DANA, NED T. & HOLLIS H.	(4) 1-4-002:031-0000	0.97	2,520.00
53	sp0353	WATANABE, RICKY	(4) 1-4-002:018-0000	0.97	2,520.00
54	sp0355	BLACK ET AL, LUCY A.	(4) 1-4-002:028-0000	1.19	2,520.00
55	sp0356	PRATT, DAVID W.	(4) 1-4-002:029-0000	0.92	2,520.00
56	sp0357	KAUAI CHRISTIAN FELLOWSHIP	(4) 1-4-002:041-0000	1.02	2,520.00
57	sp0358	HURLEY, PAUL S. & MAILE F.	(4) 1-4-002:012-0000	0.99	2,520.00
58	sp0359	COX, AILEEN	(4) 1-4-002:047-0000	0.84	2,760.00
59	sp0360	KA IMI NAAUO O HAWAII #13	(4) 1-4-002:020-0000	0.95	2,520.00
60	sp0361	CABRINHA, TRUSTEE, LAWRENCE C.	(4) 1-4-002:023-0000	1	2,520.00
61	sp0362	SNYDER, ELEANOR	(4) 1-4-002:021-0000	1.02	2,520.00
62	sp0363	CASSEL, KATHRYN M.	(4) 1-4-002:025-0000	0.9	2,520.00
63	sp0364	WOOD, KENNETH R.	(4) 1-4-002:026-0000	1.05	2,520.00
64	sp0365	TENUTO ET AL, JOHN & GAYLA MCCARTHY	(4) 1-4-002:027-0000	1.03	2,520.00
65	sp0366	SAMFORD, JUDITH	(4) 1-4-002:046-0000	0.82	2,520.00
66	sp0367	THOMAS, RUTH	(4) 1-4-002:013-0000	0.78	2,520.00
67	sp0368	NITTA ET AL, AILEEN S.	(4) 1-4-002:014-0000	0.99	2,760.00
68	sp0369	MATTHEWS, JUDITH L.	(4) 1-4-002:010-0000	0.89	2,520.00
69	sp0370	STAYTON ET AL, SUSAN	(4) 1-4-002:022-0000	1	2,520.00
70	sp0371	NITTA ET AL, NORMAN	(4) 1-4-002:008-0000	0.91	2,520.00
71	sp0372	HONTZ, GLEN	(4) 1-4-002:015-0000	0.85	2,520.00
72	sp0373	SUTTON, ANNE	(4) 1-4-002:044-0000	1.03	2,520.00
73	sp0374	RUIZ, JR., MR. & MRS. DAMASCIO	(4) 1-4-002:043-0000	0.88	2,520.00
74	sp0375	TENBRUGGENCE ET AL, JAN	(4) 1-4-002:040-0000	1.03	2,520.00
75	sp0376	EPHAN, LARRY & MARY	(4) 1-4-002:036-0000	1	2,430.00
76	sp0377	KAUKA, SABRA	(4) 1-4-002:035-0000	1.12	2,520.00
77	sp0378	NAKAYA, KIYOSHI & JULIA	(4) 1-4-002:051-0000	1.01	2,520.00
78	sp0379			1.05	2,520.00

RP No.	Name of Permittee	Tax Map Key	Lot Size (in acres)	Annual Rent
79	BURTNER, PAULETTE	(4) 1-4-002:062-0000	1.03	2,520.00
80	WOOD, LISA	(4) 1-4-002:063-0000	1.03	2,520.00
81	WILCOX MEMORIAL HOSPITAL	(4) 1-4-002:054-0000	1.05	2,520.00
82	KAWAKAMI ET AL, BERTHA	(4) 1-4-002:081-0000	0.95	2,520.00
83	CASSIDY, THOMAS & ANNETTE	(4) 1-4-002:062-0000	1.05	2,520.00
84	MATSUNAGA, PAUL & ARLINE	(4) 1-4-002:063-0000	0.9	2,520.00
85	ONISHI ET AL, WARREN H.	(4) 1-4-002:087-0000	0.79	2,520.00
86	SWENEY, ROBERT T.	(4) 1-4-002:088-0000	1.12	2,520.00
87	TOKITA, PHYLLIS	(4) 1-4-002:069-0000	1.08	2,520.00
88	ING, PHILIP & MYRNA	(4) 1-4-002:075-0000	0.98	2,520.00
89	LOCICCHIO ET AL #82, ANTHONY	(4) 1-4-002:078-0000	1.11	2,520.00
90	NEERINGS, JILL HANA	(4) 1-4-002:081-0000	1	2,520.00
91	THUENTE, ANNA	(4) 1-4-002:086-0000	0.82	2,760.00
92	MORINAKA, STANLEY H.	(4) 1-4-002:085-0000	0.99	2,520.00
93	HAWAII CONFERENCE FOUNDATION	(4) 1-4-004:027-0000	0.5	132
94	HAWAII UNITED METHODIST	(4) 1-4-002:024-0000	0.05	132
	HAWAII ASSN. OF 7TH-DAY ADVENTIST #			
95	55	(4) 1-4-002:055-0000	4.06	132
96	BACK TO EDEN, INC. LOT 79	(4) 1-4-004:063-0000	0.54	2,400.00

Exhibit "F"

Table 1 (Page 1 of 3)

SUBJECT PROPERTY MARKET RENT CONCLUSIONS DLNR Waimea Canyon/Kokee Recreation-Residence Leases Waimea, Kauai, Hawaii

Fourth Division Tax Map Key	DLNR Lot No.	Gross Land Area		Current Permittee	Annual Lease Rent
		Acres	Sq. Ft.		
<u>Puu ka Pele</u>					
1-4-02-08	33	0.85	37,026	Norman Nitta, et al.	\$4,000
1-4-02-10	29	1.00	43,560	Judith Matthews	5,500
1-4-02-12	11	0.84	36,590	Paul & Maile Hurley	4,500
1-4-02-13	24	0.99	43,124	Ruth Thomas	4,000
1-4-02-14	25	0.89	38,768	Aileen Nitta, et al.	4,000
1-4-02-15	35	1.03	44,866	Glen Hontz	5,000
1-4-02-18	3	0.97	42,253	Ned & Hollis Dana	5,000
1-4-02-21	16	0.90	39,204	Eleanor Snyder	4,000
1-4-02-22	30	0.91	39,639	Susan Stayton, et al.	5,000
1-4-02-23	15	1.02	44,431	Lawrence Cabrinha, Trustee	5,000
1-4-02-25	18	1.05	45,738	Kathryn Cassel	4,000
1-4-02-26	19	1.03	44,866	Kenneth Wood	4,000
1-4-02-27	20	0.82	35,719	John & Gayla Tenuto, et al.	4,000
1-4-02-28	6	0.92	40,075	Lucy Black, et al.	5,500
1-4-02-29	7	1.02	44,431	David Pratt	7,000
1-4-02-30	4	0.73	31,798	--	6,000
1-4-02-31	1	0.97	42,253	William & Jean Moragne	7,000
1-4-02-32	5	1.13	49,222	--	6,000
1-4-02-35	50	1.01	43,995	Sabra Kauka	5,000
1-4-02-36	46	1.12	48,787	Larry & Mary Ephan	5,000
1-4-02-37	45	1.13	49,222	--	N.A.
1-4-02-39	43	1.00	43,560	--	N.A.
1-4-02-40	44	1.00	43,560	Jan Tenbruggencate, et al.	3,500
1-4-02-42	48	1.00	43,560	--	3,000
1-4-02-43	38	1.03	44,866	M/M Damascio Ruiz, Jr.	5,000
1-4-02-44	37	0.88	38,332	Anne Sutton	4,000
1-4-02-46	23	0.79	34,412	Judith Samford	4,000
1-4-02-47	12	0.95	41,382	Aileen Cox	4,000
1-4-02-51	51	1.05	45,738	Kiyoshi & Julia Nakaya	4,000
1-4-02-52	52	1.03	44,866	Paulette Burtner	5,000
1-4-02-53	53	1.03	44,866	Lisa Wood	4,000
1-4-02-54	54	1.05	45,738	Wilcox Memorial Hospital	7,000
1-4-02-59	59	1.01	43,995	--	3,500
1-4-02-61	61	0.95	41,382	Bertha Kawakami, et al.	5,000
1-4-02-62	62	1.05	45,738	Thomas & Annette Cassidy	6,500
1-4-02-63	63	0.90	39,204	Paul & Arline Matsunaga	4,000
1-4-02-66	69	0.87	37,897	--	3,000
1-4-02-67	70	0.79	34,412	Warren Onishi, et al.	4,000
1-4-02-68	71	1.12	48,787	Robert Sweney	4,000
1-4-02-69	72	1.08	47,044	Phyllis Tokita	5,000
1-4-02-71	74	0.90	39,204	--	5,000
1-4-02-73	76	0.96	41,817	--	N.A.
1-4-02-75	78	0.98	42,688	Philip & Myrna Ing	4,000
1-4-02-79	82	1.11	48,351	Anthony Locricchio, et al.	7,000
1-4-02-81	83	1.00	43,560	Jill Hana Neerings	4,500
1-4-02-85	89	0.99	43,124	Stanley Morinaka	4,000
1-4-02-86	84	0.82	35,719	Anna Thuente	6,500

Table 1 (Page 2 of 3)

SUBJECT PROPERTY MARKET RENT CONCLUSIONS
DLNR Waimea Canyon/Kokee Recreation-Residence Leases
Waimea, Kauai, Hawaii

Fourth Division Tax Map Key	DLNR Lot No.	Gross Land Area		Current Permittee	Annual Lease Rent
		Acres	Sq. Ft.		
<u>Halemanu</u>					
1-4-03-03	52	0.96	41,817	A.J./Elizabeth Toulon, et al.	\$8,000
1-4-03-04	6	0.96	41,817	Wayne & Deborah Jacintho	4,500
1-4-03-05	7	0.81	35,283	Kocher Trust	4,500
1-4-03-06	9	0.79	34,412	Alma Zalopany	4,500
1-4-03-07	11	1.47	64,033	—	4,000
1-4-03-08	13	1.12	48,787	Sheehan Family, Ltd.	6,000
1-4-03-09	10	1.42	61,855	Michael Givens (Trust)	8,000
1-4-03-10	12	2.00	87,120	Richard Taubman, et al.	8,000
1-4-03-11	50	0.80	34,848	Karl Ramirez	4,500
1-4-03-12	14	2.01	87,555	Kikiaola Land Co., Ltd.	8,000
1-4-03-13	15	1.82	79,279	Harwood & Nancy Williamson	8,000
1-4-03-14	4	1.05	45,738	Joel Cavasso	5,500
1-4-03-16	5	0.98	42,688	Sybil Baldwin Frances	5,500
1-4-03-17	51	0.58	25,264	Waiyee Carment Wong	6,500

Table 1 (Page 3 of 3)

SUBJECT PROPERTY MARKET RENT CONCLUSIONS
DLNR Waimea Canyon/Kokee Recreation-Residence Leases
Waimea, Kauai, Hawaii

Fourth Division Tax Map Key	DLNR Lot No.	Gross Land Area		Current Permittee	Annual Lease Rent
		Acres	Sq. Ft.		
<u>Kokee</u>					
1-4-04-01	60/63	0.66	28,749	David & Linda Sproat	\$4,000
1-4-04-02	57	0.57	24,829	-	N.A.
1-4-04-03	47	1.21	52,707	Elizabeth Dunford	5,000
1-4-04-04	42/44	1.44	62,726	Robert Miller	6,500
1-4-04-05	40	1.11	48,351	Ardel Deppe	4,500
1-4-04-06	39	0.77	33,541	-	N.A.
1-4-04-07	41	0.62	27,007	Maile M. Taylor	3,500
1-4-04-08	43	0.69	30,056	James & Cynthia Wilson	6,000
1-4-04-09	45	1.32	57,499	David Koch	6,000
1-4-04-10	46	1.11	48,351	Kenneth & Catherine Harding	6,500
1-4-04-12	54	0.40	17,424	Gaylord & Carol Wilcox	3,500
1-4-04-13	22	0.51	22,215	Barbara Putzier	6,500
1-4-04-14	8/37	1.20	52,272	Lealani Corporation	6,500
1-4-04-16	35/36	1.46	63,597	John H. R. Plews	7,500
1-4-04-17	34	1.01	43,995	Wichman Trust	6,500
1-4-04-18	33	0.68	29,620	Frederick B. Wichman	6,500
1-4-04-19	31/32	1.90	82,764	Rick Ralston, et al. (Kokee)	7,500
1-4-04-20	30	0.84	36,590	Kumuwela, Inc.	4,500
1-4-04-21	29	0.71	30,927	Erik Paul Coopersmith	4,500
1-4-04-28	61	1.00	43,560	Donn Carswell	6,500
1-4-04-30	27	0.65	28,314	Dwight Ornellas	4,500
1-4-04-35	20/21	0.93	40,510	Rodney & Debbie Hoerne	5,000
1-4-04-36	65	0.83	36,154	R. Electric, Inc.	4,000
1-4-04-37	19	1.18	51,400	-	N.A.
1-4-04-38	17/18	1.66	72,309	Gary Baldwin	5,000
1-4-04-40	64	1.07	46,609	-	8,000
1-4-04-41	67	0.50	21,780	Smith-Waterhouse Family	6,000
1-4-04-43	38	0.90	39,204	Frank O. Hay, Jr.	5,500
1-4-04-47	90	0.44	19,166	Camp Kokee Corp.	4,500
1-4-04-48	91	0.58	25,264	James Hackett	4,500
1-4-04-49	92	0.53	23,086	Rita Peeters	4,500
1-4-04-50	93	0.42	18,295	Malcolm Smith	4,500
1-4-04-52	87	0.59	25,700	-	3,500
1-4-04-53	88	0.54	23,522	-	3,000
1-4-04-54	89	0.47	20,473	Kokee Mountain House, Inc.	6,500
1-4-04-55	84	0.67	29,185	Donald & Rosemary Smythe	5,500
1-4-04-56	83	0.45	19,602	-	N.A.
1-4-04-58	85	0.79	34,412	Edward James Taylor	6,000
1-4-04-59	86	0.58	25,264	Richard & Crystal Jones	5,000
1-4-04-60	81	0.55	23,958	Dennis Riker	4,500
1-4-04-61	80	0.76	33,105	-	N.A.
1-4-04-62	71	0.53	23,086	Mary Summers	2,500
1-4-04-63	79	0.54	23,522	Back to Eden, Inc.	4,500
1-4-04-68	72	0.56	24,393	William Olson	3,500
1-4-04-69	75	0.56	24,393	Curtis/Bonnie Lofstedt, et al.	6,500